

CITY COMMISSION MINUTES

February 1, 2011

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, February 1, 2011 with Mayor Mike Rhodes presiding.

The following members of the Commission were present: Terry Heldstab, Scott Johnson, Mike Rhodes, Ken Talley, and Jack Taylor. Staff present was: City Manager Gerry Vernon, and City Clerk Tyler Ficken.

PUBLIC COMMENT

Mary Somrak stated that she would like information from the City about Cap Gemini, and she wanted to know how long the City has been losing money. Commissioner Johnson stated that Capgemini has been paying the City for the facility; the lease payment is more than \$80,000 per month. Commissioner Johnson stated that the City has made decisions that have created debt, and the City is not a business.

Don Bueska stated that in 2006 the City building inspectors treated him like trash. He suggested that the City put information on the water bill other than penalties for nonpayment. Mr. Bueska stated that vehicles parked at the intersection of Ash and Washington makes the intersection dangerous. He stated that the City should address the issue of radon gas; he had to purchase a system for his home as a result of headaches. Mayor Rhodes asked that Mr. Bueska elaborate on his experience with the inspection department. Mr. Bueska stated that he was blown off by the inspector when his house was inspected in 2006. Commissioner Johnson stated that new homes receive testing for radon gas. Commissioner Johnson stated that the inspection staff is professional, and in 2006 was stretched thin with new development.

CONSENT AGENDA

The consideration and approval of **Appropriation Ordinance A-3-2011** dated January 13, 2011 through January 26, 2011 in the amount of \$1,298,809.21. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

Approval of the **January 18, 2011** City Commission Meeting Minutes. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

Consideration and approval to allow the Mayor to sign the O & M Assurance Statement for the LWCF. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of **Payroll #1 and Payroll #2** of January 2011. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

A proclamation recognizing the 150th Anniversary of Kansas. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve the consent agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

A proclamation recognizing the 150th Anniversary of Kansas. (moved to the consent agenda)

A presentation of energy audit by Schneider Electric. Item was rescheduled to March 15, 2011.

NEW BUSINESS

The consideration and approval an extension of the condemnation proceedings for 120 days for 914 and 916 Kramer Court. **(Mark Karmann Presenting)** Inspector Karmann stated that the building is in the process of being completed. Inspector Karmann recommended an additional 120 days for the project. Commissioner Taylor asked if sidewalks will be required for the project. Inspector Karmann stated that sidewalks are required in a cul-de-sac when there are 12 homes. Commissioner Heldstab moved, seconded by Commissioner Johnson to extend the condemnation proceedings for 120 days for 914 and 916 Kramer Court. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of an extension of the condemnation proceedings for 180 days for 1803 Oakridge Dr. **(Mark Karmann Presenting)** Inspector Karmann stated that legal issues with the property have been resolved. Mr. Pratzel stated that the property is being cleaned up. Mayor Rhodes asked for a plan to repair the property. Mr. Pratzel stated that the roof would be completed on the building by the end of April. Mayor Rhodes informed Mr. Pratzel that his investment in this property could be lost if the condemnation process continues. Mr. Pratzel stated that the property will be dried in by May. Inspector Karmann stated that completing this project will take a lot of work. Commissioner Taylor moved, seconded by Commissioner Johnson to extend the condemnation proceedings for 120 days for 1803 Oakridge Dr. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of a request for waiver of fees for the Juneteenth Committee. **(Gerry Vernon Presenting)** Rescheduled for the 2-15-2011 Commission Meeting.

The consideration and approval of R-2634 providing support of a housing tax credit application for Hickory Hills Phase II. **(David Yearout Presenting)** Commissioner Taylor asked how many of the units would be handicap accessible. David Yearout stated that he is not sure of the exact number, but is aware that there will be handicapped parking stalls. Commissioner Heldstab stated that the plans show that there are 10 handicapped parking stalls. Commissioner Johnson stated that he received a call from the developer of this project; Commissioner Johnson stated that the City needs to evaluate the number of rental properties needed in the City. Commissioner Rhodes stated that he believes that the apartments would be a good alternative for people who are not ready to purchase a home. Commissioner Taylor stated that he agrees with the Mayor; the credit market is difficult now, and older homes do not meet requirements for some lenders. Commissioner Johnson moved, seconded by Commissioner Talley to approve R-2634. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Johnson stated that a number of people are now running for City Commission and the community needs to get involved.

Mayor Rhodes thanked Vice Mayor Talley for attending the self help housing opening in his absence.

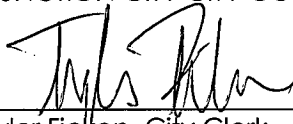
EXECUTIVE SESSION

A session to discuss land acquisition issues to include the City Manager, The City Commission, and David Yearout. Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn into executive session at 7:50 PM not to exceed 15 minutes to discuss attorney client privileges. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: None. Motion carried. Commissioner Talley moved, seconded by Commissioner Heldstab to reconvene into regular session at 8:05 PM having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Talley moved, seconded by Commissioner Taylor to adjourn at 8:06 PM Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 15th DAY OF FEBRUARY 2011 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR FEBRUARY 1, 2011.



Tyler Ficken, City Clerk



Mike Rhodes, Mayor